

An aerial, isometric-style illustration of a town. The scene shows various buildings, including houses and larger commercial or institutional structures, interspersed with trees. A central location pin is placed on a road, highlighting a specific area of interest. The overall color palette is muted, consisting of greys, blues, and greens.

Strategic planning for area developments – understanding and managing financial implications

Municipalities face important questions when it comes to area developments:

- How do new residential and commercial areas affect municipal finances?
- What investments are necessary—and who will finance them?
- Is the area development economically viable for the municipality in the long term?

Financial opportunities and challenges of area developments

Opportunities

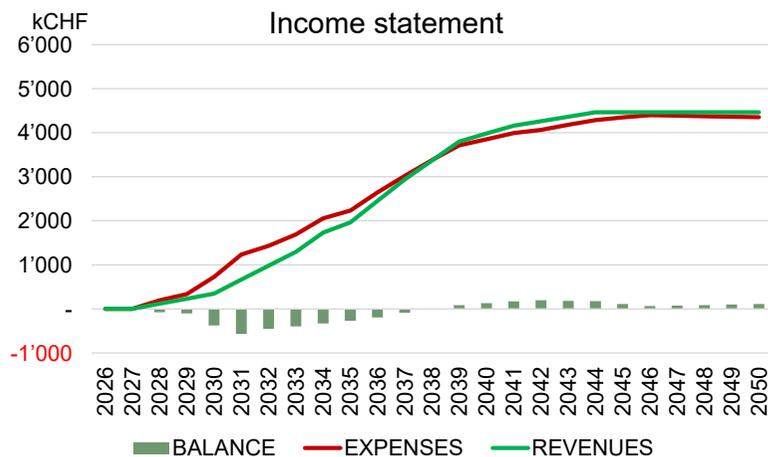
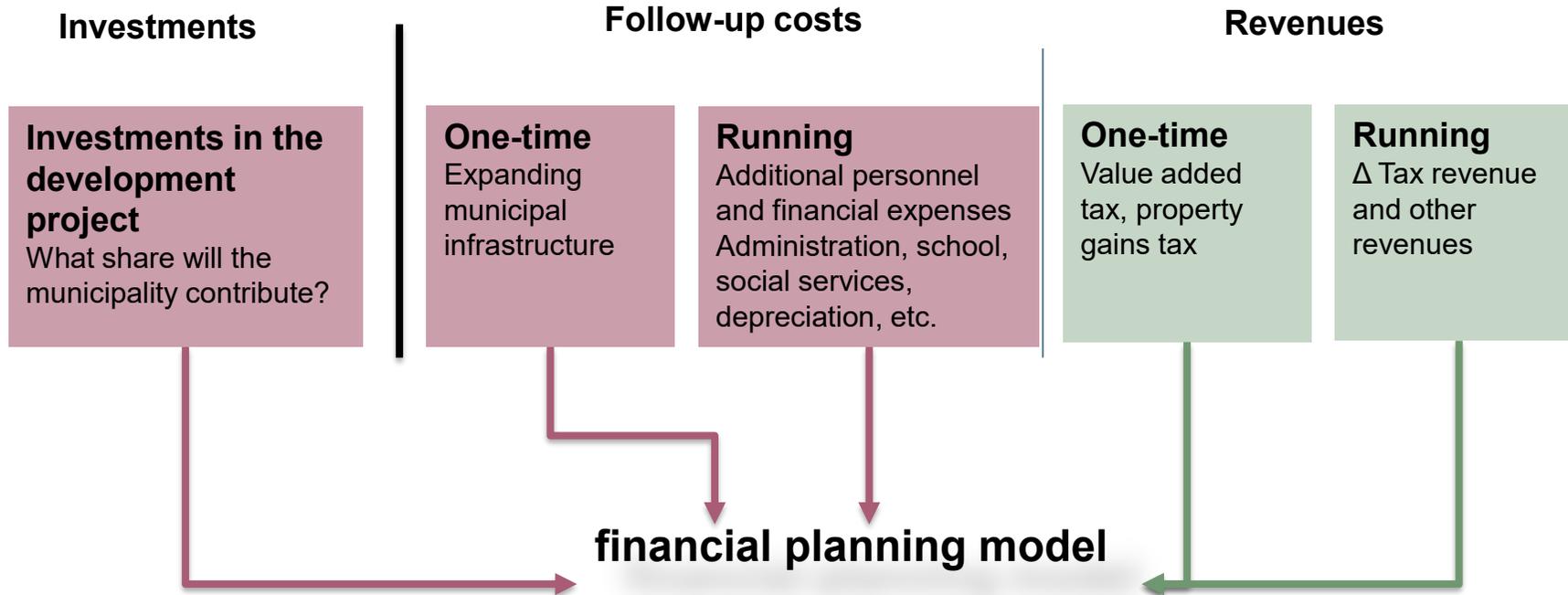
- Upgrading of the area
- Population growth and new jobs
- New sources of tax revenue
- Attractiveness of the municipality

Challenges

- Investment needs
- Follow-up costs (e.g., infrastructure, administration, social services, etc.)
- Additional debt
- Planning risks

→ The financial implications of area developments are often complex and have a long-term character.

Model calculation of the financial impact of area developments



→ Using our financial planning model, we simulate scenarios and their consequences for the income statement, balance sheet, and investment statement.

From model to strategy



Various scenarios for population mix (income and age structure) and for the ratio of living space to working space



Indications on the phasing of the area development project: staggering of investments and construction projects over time



Developing a basis for communicating the opportunities and challenges of area developments



Analyze the effects of different options for the municipality's share of investment in the provision of public infrastructure, etc.



Support in developing a negotiation strategy with investors/owners



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The added value of a sound financial analysis

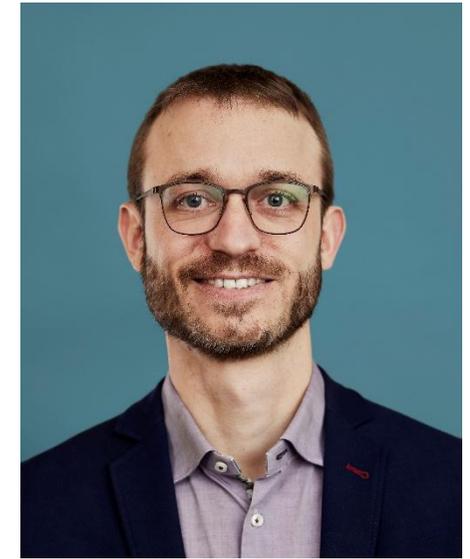
- Conclusive decision bases for politics and administration
- Transparent representation of financial implications
- Proven models applicable to your project
- Our reference projects in the financial analysis of area developments (in german):
 - Various area developments in the canton of Solothurn, z.B. [Wasserstadt Solothurn](#)
 - Various analyses of the tourism resort Andermatt (e. g., [Potential assessment 2017](#), [employment effects 2010](#))
 - [New construction Seetalplatz in Emmen 2011](#)



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